

Environmental cleanup moving forward at FORMER McCLUNG WAREHOUSES and SANITARY LAUNDRY PROPERTIES



Welcome to the City of Knoxville's Summer/Fall 2018 e-newsletter for the remediation and revitalization on Jackson Avenue and Broadway

Entering the last quarter of 2018, plans are underway for additional brownfield cleanup spending at the Sanitary Laundry and McClung Warehouse sites. The extensive project is part of a \$350,000 brownfield cleanup grant awarded in 2016 to the City of Knoxville by the U.S. Environmental Protection Agency.

The City has provided a match of \$70,000 for both properties and has contracted and completed roof replacement at the Sanitary Laundry site.

The McClung Warehouses site includes multiple parcels totaling about 5 acres on Jackson Avenue in the Southern Terminal and Warehouse National Register District. The former Sanitary Laundry sits on a 1/3-acre site on Broadway, several blocks from the McClung properties and in the Downtown North Redevelopment area.

*The City of Knoxville is excited to share the latest updates:
An additional Phase II Environmental Site Assessment and an Analysis of Brownfield Cleanup Alternatives are completed for both properties. These reports document the current site conditions and explore possible cleanup alternatives. After EPA review and approval reports will be available on the City website: knoxvilletn.gov/cleanupgrants*

SANITARY LAUNDRY



McCLUNG WAREHOUSES



SANITARY LAUNDRY *summary updates*



- Redevelopment of the property using existing foundations is the preferred site re-use option. This would limit subsurface disturbance to utility trenches or other limited areas where excavation would be needed to support the redevelopment design.
- A Soil Management Plan would be required to address possibly impacted material that may be encountered during limited excavation, such as utility trenches. The Soil Management Plan would be developed once preliminary plans for the site are available and the specific redevelopment activities can be anticipated.
- The proposed site redevelopment must address the vapor migration to indoor ambient air through the existing concrete slab. As part of the site redesign, a vapor intrusion mitigation system would be required to protect building occupants.
- The Analysis of Brownfield Alternatives includes mitigation design incorporating this approach. Vendors have been contacted for estimates, and the remaining funds are expected to cover partial installation.

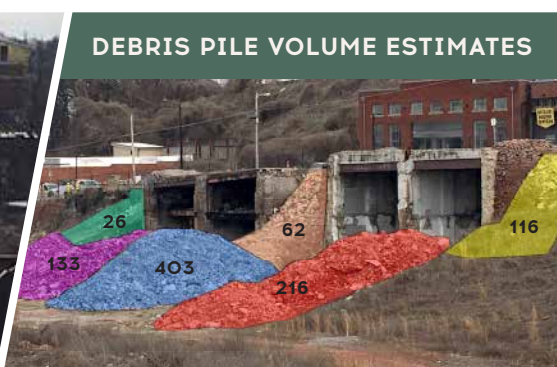


McCLUNG WAREHOUSES *summary updates*



EXCAVATION AND DISPOSAL AT A PERMITTED FACILITY IS RECOMMENDED FOR AN AREA OF PETROLEUM HYDROCARBON IMPACTS IDENTIFIED ON THE EASTERN PORTION OF THE SITE.

- Removal of petroleum hydrocarbon-impacted material would help to reduce the potential for future vapor intrusion risk associated with these contaminants. The proposed cleanup is estimated to cost between \$40,000-\$45,000, based on the size of the area identified during the additional site characterization. Because this falls within the existing parking lot, the city will handle repaving the excavated area.



ELEVATED METALS DETECTED AT THE SITE CAN BE MANAGED THROUGH INSTITUTIONAL CONTROLS AND SITE DESIGN.

- Some areas of elevated metals were also detected in the soil and are generally isolated. Future site use and layout are unknown, but would likely have a large building/parking area footprint. This type of redevelopment would limit residential exposure to subsurface soils, and thus the metals can be addressed by eliminating the exposure pathway.

CLEANUP MAY INCLUDE TRANSPORTING A PORTION OF THE DEBRIS PILES TO CHESTNUT RIDGE LANDFILL FOR DISPOSAL.

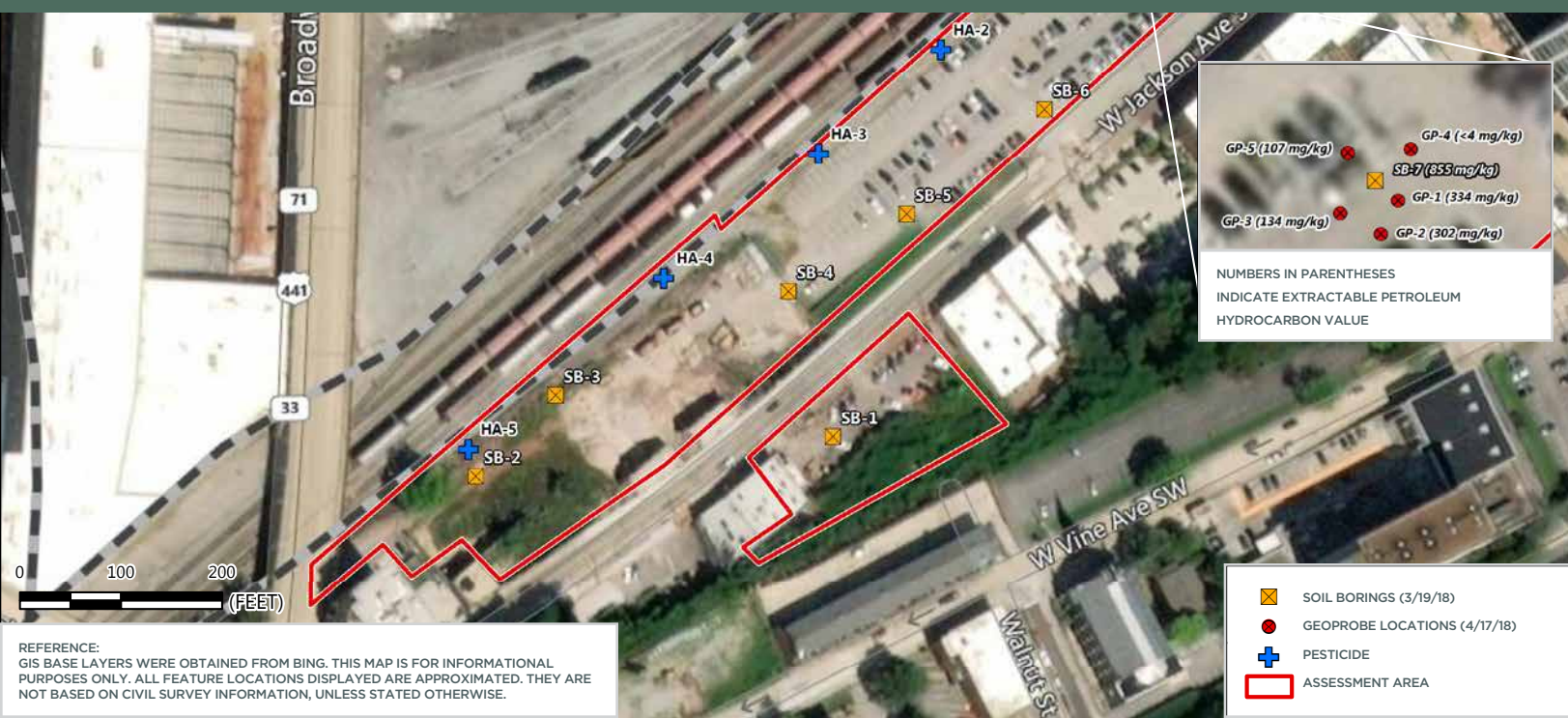
- Asbestos-containing material was confirmed in the debris piles during the S&ME 2018 assessment activities, and this material will need to be addressed before site redevelopment. Some debris is currently ramped along Jackson Avenue, and its removal is not recommended until site redevelopment is planned. Three debris piles beyond the Jackson Avenue area collectively contain approximately 750 cubic yards of debris. S&ME obtained quotes from two area contractors for proper transport and disposal at Chestnut Ridge Class I Landfill.

A VAPOR INTRUSION ISSUE HAS BEEN FURTHER CHARACTERIZED AND MUST BE ADDRESSED AS PART OF SITE REDEVELOPMENT ENGINEERING AND DESIGN.

- Of the contaminants with an identified potential vapor intrusion risk in a future site structure, benzene was detected at elevated concentrations most frequently, followed by naphthalene. The benzene in soil gas issue was identified in multiple locations across the site, from the northeast corner to the southwest corner, and on the City parcels north and south of Jackson Avenue. If residential structures are planned, vapor intrusion mitigation may be warranted. However, in the absence of a site development plan or information on building vs. parking areas, it is not feasible to address the vapor mitigation currently beyond general recommendations.

Depending on the extent, design and location of residential development on the site, a mitigation vapor barrier may be considered. It is not possible to provide a cost for this cleanup alternative in the absence of site-specific design considerations.

SOIL BORINGS MAP – McCLUNG WAREHOUSES





Please note that the Tennessee Department of Transportation has a 3-year Temporary Construction Easement on the McClung site arranged with the City of Knoxville that will start with the start of the Broadway Viaduct construction. The City also has scheduled Jackson Avenue improvements. Both projects are part of the timeline for scheduling redevelopment of the former McClung Warehouses site. For more information on these projects please contact:

TDOT Construction Easement: Gaylon Hill, Tennessee Dept. of Transportation, Gaylon.Hill@tn.gov

Jackson Avenue Improvements: Tom Clabo, City of Knoxville, tclabo@knoxvilletn.gov

Project Contacts:

Anne Wallace, Deputy Director, Office of Redevelopment, awallace@knoxvilletn.gov
 Liz Porter, Senior Project Manager/Vice President, S&ME, lporter@smeinc.com

Keep watching for our quarterly updates about these properties that have unique redevelopment potential. More information is available at: knoxvilletn.gov/cleanupgrants

